

WILLIAM RAVEIS



Presented by



Linda's Team

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30 Country Squire Drive, Cromwell (North Cromwell), CT, 06416 | \$1,375,000

30 Country Squire is a pristine, purpose-built medical office building located in the heart of Cromwell with immediate access to Routes 9, 91, 372 and 691. Built in 2009, this forward-thinking, architecturally modern building offers 11, 602 square feet across two levels. A thriving, long-term dental practice occupies the entire 5, 801 SF main floor, providing stability & peace of mind for the next owner. The lower level (5, 801 SF) is currently empty, presenting a rare opportunity for additional rental income, owner occupancy, or future expansion. Designed with patient experience at its core, the building features: A welcoming waiting area with fireplace. Island-style coffee station with refrigeration. All exam rooms positioned along the exterior walls, providing natural light & views. Interior core dedicated to staff and operational efficiency. The current Tenant lease commenced 2023, with annual rent increases, offering built-in income growth. This is an ideal acquisition for an investor or owner-user seeking a low-maintenance, high-quality asset with a strong medical tenant and long-term upside. Offered at \$1, 500, 000, the pricing reflects a rare opportunity to acquire a premier medical building well below replacement cost. Looking for the investor: 1031 exchange buyers, Passive investors, Family offices, Medical professionals, Portfolio diversifiers, "This is a buy-right, hold-long asset! The return is not just in today's yield - it's in stability, growth, and upside. "

Features

- **Town:** Cromwell
- **Current Use:** Dental Office
- **Utilities:** Electric,Gas,Telephone,Cable
- **Garage:** Paved,Parking Lot,Off Street Parking
- **Parking:** 33-car
- **Heating:** Hot Air
- **Cooling:** Central Air
- **Units:** 2
- **Zoning:** HB
- **Frontage:** Municipal Street,Paved Road
- **Year Built:** 2009
- **Approx Sq. Feet:** 11,602
- **Acreage:** 1.03
- **Est. Taxes:** \$39,552
- **Lot Desc:** Corner Lot,Treed,Dry,Level Lot,Sloping Lot,Cleared
- **MLS#:** 24150252
- **Website:** https://www.raveis.com/raveis/24150252/30countrysquiredrive_cromwell_ct?source=qrflyer

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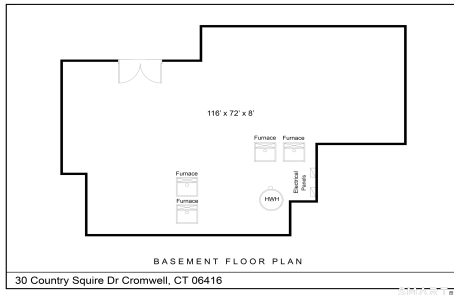
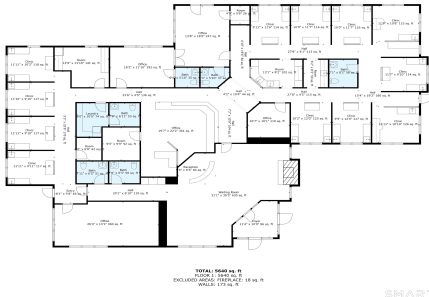


#1 LUXURY BROKER IN THE WORLD IN 2018









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Our family of companies partner in delivering quality services in a one-stop-shopping environment. Together, we integrate the most comprehensive real estate, mortgage and insurance services available to fulfill your specific real estate needs.

Linda's Team
Luxury Properties Specialists
860.209.7044
LindasTeam@raveis.com



Our family of companies offer our clients a new level of full-service real estate. We shall:

- Market your home to realize a quick sale at the best possible price
- Place up to 20+ photos of your home on our website, raveis.com
- Provide frequent communication and tracking reports showing the Internet views your home received on raveis.com
- Showcase your home on raveis.com with a larger and more prominent format
- Give you the full resources and strength of William Raveis Real Estate, Mortgage & Insurance and our cutting-edge technology

To learn more about our credentials, visit raveis.com today.



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Our Executive Mortgage Banker:

- Is available to meet with you in our office, your home or office, evenings or weekends
- Offers you pre-approval in minutes!
- Provides a guaranteed closing date that meets your needs
- Has access to hundreds of loan programs, all at competitive rates
- Is in constant contact with a full processing, underwriting, and closing staff to ensure an efficient transaction



Diane Padelli
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Our Insurance Division:

- Will Provide a home insurance quote within 24 hours
- Offers full-service coverage such as Homeowner's, Auto, Life, Renter's, Flood and Valuable Items
- Partners with major insurance companies including Chubb, Kemper Unitrin, The Hartford, Progressive, Encompass, Travelers, Fireman's Fund, Middleoak Mutual, One Beacon and American Reliable



Ray Cashen
President, William Raveis Attorney Network
203.925.4590

For homebuyers and sellers, our Attorney Network:

- Consult on purchase/sale and financing issues, reviews and prepares the sale agreement, fulfills lender requirements, sets up escrows and title insurance, coordinates closing documents
- Offers one-stop shopping; to satisfy closing, title, and insurance needs in a single consolidated experience
- Offers access to experienced closing attorneys at competitive rates
- Streamlines the process as a direct result of the established synergies among the William Raveis Family of Companies